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of the same real estate conveyed unto the grantor by R. Patrick Turner, and his wife, by deed dated the 13th day of July, 1951, and recorded among the Land Records of Frederick County in Liber 494 folio 452. Reference to which Land and Plat Records is hereby made.

TO HAVE AND TO HOLD the above granted and assigned property unto the said party of the second part, his successors and assigns -

IN TRUST, NEVERTHELESS, for the uses and purposes following, that is to say: to sell, and convey and collect the proceeds thereof, and after deducting the expenses of the execution of the trust hereby created, including a reasonable commission to the party of the second part for his services, according to the law in such cases, then to apply the said money and proceeds as follows:

In the first place, and after the payment of the costs and expenses above mentioned in full, then in trust to pay and discharge the creditors of the said party of the first part, and if there shall be any balance, then in trust to appropriate such balance to the stockholders of said corporation.

And the party of the first part hereby constitutes and appoints the party of the second part, its attorney irrevocable, to sell at either public or private sale, the real property hereby conveyed, and to convey the same to the purchaser or purchasers thereof, and to collect and distribute the proceeds thereof in accordance with this trust, and further to do all other acts required to be done in the premises as fully and effectually as it, the said Bronson Corporation, might or could have done if these premises had not been executed.

And the party of the second part hereby accepts the trust above created, and agrees to execute the same to the best of his ability.